

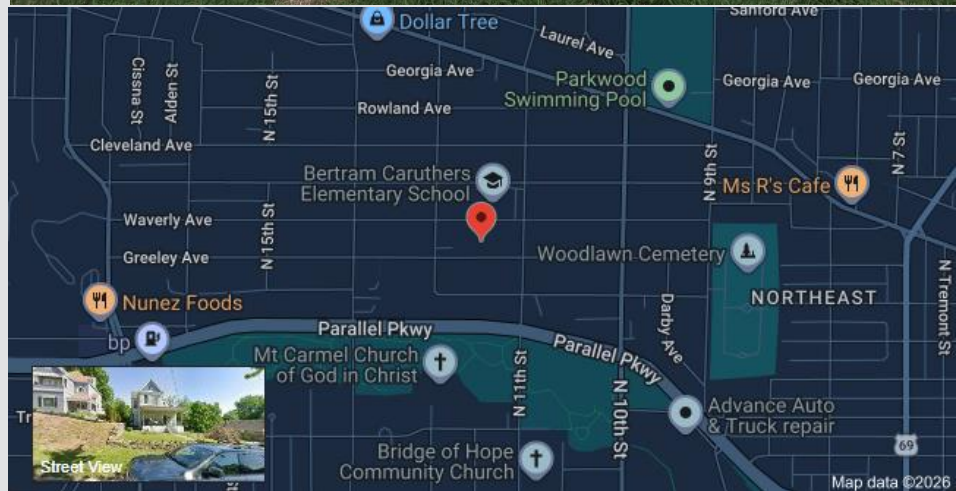


HOUSING
SOLUTIONS

REAL ESTATE | INVESTING | SIMPLIFIED

PROPERTY ANALYSIS REPORT

Greeley Ave Kansas
City, KS 66104



BEDROOMS	4
BATHROOMS	2
SQUARE FEET	2,009 sqft
STARTING PRICE	\$89,000
ARV	\$255,000

Notices and Disclosures

- INDEPENDENT VERIFICATION REQUIRED:** Any estimates, information, or media (photos/videos) provided regarding this property are solely for your convenience. All details about the property's condition, specifications, or potential investment strategy, including renovation estimates and property dimensions, are based on limited knowledge and should not be relied upon without further verification. Buyers are responsible for conducting their own due diligence to ensure accuracy of all relevant data and figures. SBD Housing Solutions and its affiliates have not toured or inspected the property and provide the Analysis Report as a tool for further investigation. Buyer shall remain solely responsible for validating and verifying all information contained in all marketing packets.
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COMPARABLE MARKET ANALYSIS

Researched and Provided by SBD Housing Solutions



1030 Waverly Avenue	\$247,900
Kansas City, KS 66104	Sold
Beds	4
Baths ↑ 0.9	3.0
Sq. Ft. ↓ 20%	1606
Lot Size ↑ 2.66%	6708
Garage Spaces	0
Listing Details	
Orig. Price	\$259,900
List Price	\$247,900
Sold Price 100%	\$247,900
Price per Sq. Ft.	\$154
Sold Date	05/28/2026
Days on Market	35



1056 Cleveland Avenue	\$270,000
Kansas City, KS 66104	Sold
Beds ↓ 1	3
Baths	2.1
Sq. Ft. ↓ 26%	1479
Lot Size ↓ 27%	4792
Garage Spaces	0
Listing Details	
Orig. Price	\$284,900
List Price	\$274,900
Sold Price 98.2%	\$270,000
Price per Sq. Ft.	\$183
Sold Date	07/01/2026
Days on Market	83



1225 Cleveland Avenue	\$204,000
Kansas City, KS 66104	Sold
Beds ↓ 1	3
Baths ↓ 0.1	2.0
Sq. Ft. ↓ 42%	1168
Lot Size ↑ 93%	12632
Garage Spaces	0
Listing Details	
Orig. Price	\$199,000
List Price	\$199,000
Sold Price 102.5%	\$204,000
Price per Sq. Ft.	\$175
Sold Date	08/07/2025
Days on Market	19